

**WESTFIELD / WASHINGTON  
ADVISORY PLAN COMMISSION**

<b>Petition Number</b>	0801-ZOA-03
<b>Zoning Ordinance Section</b>	WC 16.04.210
<b>Title</b>	Associated Definitions for Upper-Floor Tenant Sign Standards (0710-ZOA-03; Ord. 07-37)
<b>Request</b>	Define terms used in Sign Standards amendment, Ord. 07-37
<b>Petitioner</b>	Westfield Community Development Department
<b>Exhibits</b>	1) WCD Staff Report, 01/28/08 2) Draft Definitions, 01/28/08

**SUMMARY**

During the process of amending the Sign Standards for the Upper-Floor Tenant Signage (0710-ZOA-03; Ord. 07-37), definitions for new terminology that was used in the amendment were drafted. Proper notice for changes to the Definitions section of the Zoning Ordinance was not included in the original 0710-ZOA-03 petition.

The proposed amendment to the Definitions section of the Zoning Ordinance was presented to the APC for their consideration at the November 26, 2007 APC meeting. This petition does not offer global changes to the Definitions section of the Zoning Ordinance, nor does it attempt to define all undefined terms in the Sign Standards. Additionally, this amendment addresses only new terms, it does not change any previously-established definitions. This petition offers definitions to terms that were specifically used in the amendment 0710-ZOA-03; Ord. 07-37.

**ANALYSIS**

The proposed definitions of new terminology used in the Sign Standards section of the Zoning Ordinance are included in Exhibit 2.

**PROCEDURAL**

- Notice of this proposed text amendment was published in newspapers of general circulation in accordance with applicable State statutes.
- Copies of the proposed text amendment have been made available to the public in advance of the published hearing date.
- This matter requires a Public Hearing.
- The Advisory Plan Commission issues a recommendation to the Westfield City Council in regard to proposed changes in zoning.
- The APC has the option to recommend approval, recommend approval with proposed changes or conditions, recommend denial, or refer this request to the APC Workshop Meeting, tentatively scheduled for February 4, 2008, for further

consideration if deemed necessary.

**RECOMMENDATION**

Issue a positive recommendation to the Westfield City Council.

**ALTERNATE RECOMMENDATION**

Refer this petition to the first-available workshop meeting for further discussion.

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KMT

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**DEFINITIONS**

**Canopy** – A rigid roof-like cover intended and used for the purpose of sheltering persons from weather, finished with metal or other material, extending from and supported by a building at one or more points and by columns or posts imbedded in the ground at other points.

**Elevation** – An orthographic projection of an object or structure on a vertical picture plane.

**Fenestration** – Windows, doors and other exterior openings of a building.

**Front building elevation** – The elevation of a structure oriented toward the front lot line of a lot.

**Patron entrance** – A pedestrian entrance intended to be used by the public that provides public access into a building or structure.

**Sign, building identification** – A sign identifying a pedestrian access to a structure that does not include any tenant information.

**Sign, ground directory** – A sign adjacent to a building entrance, supported by one or more uprights anchored in the ground with an overall height not to exceed five (5) feet, and of a size and scale intended to be viewed by pedestrians for the purpose of identifying second floor and upper floor tenants.

**Sign, ground floor in-line tenant** – Wall or awning sign for any tenant within a multi-tenant building where each individual tenant has an exterior store front and patron entrance at grade level.

**Sign, second floor tenant** – Wall or awning sign for any tenant within a multi-tenant building where that portion of a building included between the floor surface above the ground floor and the surface of the next floor above.

**Sign, transom window** – A building identification sign located within a transom window, identifying a pedestrian access to a structure that does not include any tenant information.

**Sign, upper floor tenant** – Wall or awning sign for any tenant within a multi-tenant building where that portion of a building included between the floor surface and the surface of any floor above, starting above the second story.

**Sign, wall directory** – A sign attached to a building and of a size and scale intended to be viewed by pedestrians for the purpose of identifying second floor and upper floor tenants.

**Signage, multi-story multi-tenant** – the combination of ground floor in-line tenant signs and upper floor tenant signs on a multi-story multi-tenant structure.

**Signage, two-story multi-tenant** – the combination of ground floor in-line tenant signs and second floor tenant signs on a two-story multi-tenant structure.

**Structure, multi-story multi tenant** – a commercial building that has, or has the appearance of, no less than three (3) stories in height. The building shall have more than one occupant or tenant.

**Structure, two-story multi-tenant** – a commercial building that has, or has the appearance of, no more and no less than two (2) stories in height. The building shall have more than one occupant or tenant.

**Tenant** – A person, company, or organization who occupies land or a building for a fixed time, usually through a lease agreement with the property owner.

**Tenant, ground floor in-line** – A tenant located on the first floor of a multi-tenant building, other than a cellar or basement where each individual tenant has an exterior store front and patron entrance.

**Tenant, second floor** – A tenant located where that portion of a building included between the floor surface above the ground floor and the surface of the next floor above.

**Tenant, upper floor** – A tenant located where that portion of a building included between the floor surface and the surface of any floor above, starting above the second story.

**Transom window** – A window above the cross piece separating a door or doorway from a window.